

HANOVER PLANNING BOARD



JUNE 5TH, 2006

MINUTES OF MEETING

At 6:45 P.M., the Chairman Peter Moll called to order the June 5, 2006 meeting of the Hanover Planning Board. Peter Moll, Rich Deluca, Gary Hendershot, Brian Connolly, and Maryann Brugnoli were present. Associate members Steve Rusko and Bernie Campbell were also present. The Board reviewed the minutes of the May 8th and May 15th 2006 meetings. Maryann motioned to accept the May 8th minutes as amended. Bernie seconded the motion and it was so voted unanimously. Bernie then motioned to accept the May 15th minutes as written. Maryann seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

409 Columbia Road- South Paws Pet Day Care- PB06-18LSP

Chairman Moll called the meeting to order at 7:00 PM and opened the continued public hearing for the proposed South Paws Doggie Daycare at 409 Columbia Road. The applicant, Karen Price was present. The Board discussed the fence that was to be installed at the site. The Board had suggested using a fencing similar to one that had been installed at the Dunkin Donuts on Columbia Road. The Town Planner informed the Board that Captain Stone of the Fire Department was not happy with the use of a concrete wall in that location. Ms. Price showed the Board some alternative fencing options. The Board was agreeable to a wooden stockade fence as per the specs provided. They then discussed the feces disposal plan and it was agreed that the applicant would conform to the requirements of the Department of Public Works. Maryann made a motion to close the hearing. Gary seconded the motion and it was so voted 5-0. Maryann made a motion to approve the Special Permit with five special conditions. Gary seconded the motion and it was so voted 5-0.

Great Acres Estates – 450- 464 King Street – PB06-7C

The Chairman opened the continued Public Hearing at 7:35 p.m. The Town Planner Andrew Port explained to the Board that most of the outstanding issues had been addressed by the applicant since the last hearing. He presented some language from Dave Nyman of ENSR to be inserted in the Operations and Maintenance Plan which indicates that the Homeowner's Association will be responsible for the maintenance of the detention basin. Andy indicated that the Town does not take responsibility for these. Andy then went over the list of 14 Special Conditions with the applicant's engineer, Carl Garvey. Rich made a motion to close the hearing. Gary seconded the motion and it was so voted unanimously. Rich then motioned to approve the Decision for Great Acres Estates with fourteen (14) Special Conditions. Gary seconded the motion and it was so voted unanimously.

River Path – Water Street – PB06-15C

The Chairman opened the Public Hearing at 8:05 p.m. The Clerk, Gary Hendershot read the Public Hearing notice into record. He then read a memo from the Conservation Agent Patrick Gallivan into record. Rick Grady from Grady Consulting was present as the applicant's engineer. The Chairman mentioned that this site had previously been presented as a potential PRDS. Mr. Grady explained briefly that because of market conditions and the amount of area on the site that could be developed the applicant had determined that it would be more feasible to develop the property as a conventional subdivision. Mr. Grady then explained the plans to the Board. He then told the Board that the applicant would like to donate 18.8 acres of the property to the Town to be controlled by the Conservation Commission. He also explained the new location of the walking path that currently exists on the property. Mr. Grady then pointed out that the plan showed a retreat lot on the plan. He indicated that he and the applicant had discussed this with the Town Planner and he said that a retreat lot would not be allowed on a cul-de-sac. Mr. Grady said that he did not agree with the Town Planner's interpretation of the bylaw but he was prepared with an alternate plan without a retreat lot. They then discussed the idea of using low impact development techniques. This idea had

previously been suggested by the Conservation agent. Mr. Grady told the Board that the DPW regulations would not be conducive with the low impact techniques and that they would not be using them on this development. The Town Planner then went over his comments. Dave Nyman from ENSR went over his comments and concerns. He was concerned about the amount of fill being put on top of the drainage system on the roadway. Mr. Grady explained that they were attempting to bring the roadways and front yards up to allow for front yard septic systems. Mr. Nyman suggested that they should have the DPW look at the depth of the drainage system. Mr. Grady said that he would work with the DPW and Mr. Nyman to clarify this situation. Maryann said that because her copy of the plan was a small one the landscaping plan was difficult to read and she would get a larger copy and reserve her comments until she had reviewed it more closely. Mr. Grady said he would send her a copy that was separated to allow for easier reading. They then discussed the location and width of the new trail. Molly Hannigan of 119 Center Street indicated that she currently uses the trail for horseback riding and was concerned that by relocating it the trail may not be as accessible for the horses. John Doherty of 623 Hanover Street was also concerned about the usability for the horses. Phil Johnson, the applicant, said that he was very open to making the new trail usable for horseback riding. Michael Cain of 1082 Broadway was concerned about the runoff from the new subdivision onto his property. Dave Nyman told the Board that there would be no new runoff created by this project onto the abutting property. Sid Elliot of 977 Broadway discussed the location of the entrance to the walking trail and said that currently people on Water Street could enter the property from Water Street and he wondered where the entrance to the property would be. Mr. Grady said that the new trail would connect to the old one just prior to the Water St. entrance. Rich Deluca motioned to continue the hearing until July 24, 2006 at 7:00p.m. Maryann seconded the motion and it was so voted 5-0.

88 Center Street – Retreat Lot – PB06-19RL

The Chairman opened the hearing at 9:10 p.m. The Clerk, Gary Hendershot read the Public Hearing notice into record. Terry McGovern of Stenbeck and Taylor, the applicant's engineers explained the plan to the Board. The Town Planner went over his comments. He then read a letter from Captain Stone of the Fire Department into record. The Board went over the Special Conditions that should be on the decision. Gary made a motion to close the hearing. Maryann seconded the motion and it was so voted 5-0. Maryann then made a motion to approve the Special permit with five (5) special conditions. Gary seconded the motion and it was so voted 5-0.

APPOINTMENTS

The Board met with the owners of 80 Mayflower Drive to discuss a possible expansion of the structure on the site. Doug Heald from Merrill Associates was present and described the plan to the Board and asked for any feed back they might have. He told the Board that the applicant would not be changing the use of the property, that it would continue to be a printing business and that they wanted to expand the building by 7,700 square feet and increase the height to approximately 30-35 feet. The Board discussed the parking and Mr. Heald indicated that they would like to keep the gravel parking around the entire site. The Board said that they would prefer to see the parking areas paved and that they be lighted to provide a safer environment for the employees. The Board gave Mr. Heald some more suggestions for the project and told him that he had done a good job preparing the plans. Mr. Heald said they would be back to the Board soon with their application.

OTHER BUSINESS

The Planning Board reviewed ANR plan PB06-27A, for 95 Union Street. Maryann motioned to endorse the plan. Bernie seconded the motion. It was so voted unanimously, and the plan was endorsed.

The Board reviewed a request for the release of Lot 6 at the Fickett's Run Subdivision. The Town Planner told the Board that this subdivision has been complete for several years and that the lot could be released. Maryann made the motion to release Lot 6 at the Fickett's Run subdivision. Rich seconded the motion and it was voted unanimously.

The Board reviewed a request from Merrill Associates on behalf of Springvale Development for an extension of two years to the Planning Board Decision PB04-18C for the Berkshire Estates Subdivision at 95 Union Street. Maryann motioned to grant the extension of two years for the Berkshire Estates Decision. Gary seconded the motion and it was so voted 5-0.

The Board reviewed a request from the Elms Development Corp. asking for an extension to the completion date for that project. Maryann motioned to grant an extension of two years for the completion. Gary seconded the motion and it was so voted unanimously.

The Board reviewed a letter from Don Ellis of ELKO Corp. for the return of the guaranteed funds for Townsend Woods. Maryann motioned to return the balance of the guaranteed deposit fund account for Townsend Woods to ELKO Corp. Brian seconded the motion and it was so voted 5-0.

The Board reviewed a letter from Deb Keller of McKenzie Engineering requesting a minor project modification for the Elms PRDS. The applicant wants to add two street lights that were not on the original plan. Maryann made a motion to grant the approval for the minor modification. Gary seconded the motion and it was so voted unanimously.

The Board reviewed a letter from Spring Meadow LLC requesting an extension of time for the completion of the Spring Meadow PRDS until September of 2008. Bernie made a motion to grant the requested extension. Gary seconded the motion and it was so voted unanimously.

The Board reviewed a letter from Spring Meadow LLC requesting that the Planning Board sign off on the building permit application for Unit 5 at Spring Meadow PRDS. Bernie motioned to sign off on Unit 5. Maryann seconded the motion and it was so voted unanimously.

The Board reviewed a letter from Spring Meadow LLC requesting a signoff from the Planning Board on Occupancy permits for unit 401 (150 Spring Meadow Lane) and for Unit 403 (154 Spring Meadow Lane) at the Spring Meadow PRDS. The Town Planner confirmed that the building is complete except for landscaping and that there was enough financial security in place to allow for the sign off. Rich motioned to sign off on the occupancy permits. Bernie seconded the motion and it was so voted unanimously.

The Board reviewed a letter from Spring Meadow LLC requesting that the Planning Board sign off on the building permits for the remainder of the buildings at the Spring Meadow PRDS. The letter indicated that building permits for buildings #5, #6 and #3 were outstanding. Peter indicated that the Board had previously voted to sign off on building #5. Rich then motioned to sign off on the building permits for buildings #6 and #3 and for all remaining units in those buildings. Gary seconded the motion and it was so voted unanimously.

The Chairman, Peter Moll told the Board that he had accepted the invitation of the Community Preservation Committee to be the Planning Board's representative to that Committee.

The Board decided to invite the developers and residents of the PRDS developments in town to sit in on a discussion concerning the renting of the Community Centers in those developments. The Board decided to hold the meeting on July 10, 2006.

The Board decided to have a discussion about the Master Plan on July 24, 2006 at 8:00 p.m.

Gary motioned to adjourn at 10:05 p.m. Brian seconded the motion and it was so voted unanimously.

Meeting was adjourned at 10:05 p.m.

Respectfully Submitted,

Margaret Hoffman

PLANNING BOARD SECRETARY